

## **CAPSULE SUMMARY**

**BA-2913**

**Charles C. Woodland House**

**77 Winters Lane**

**Catonsville, Baltimore County**

**ca. 1874**

**Private**

The property at 77 Winters Lane and its associated circa 1874 dwelling have been owned by the Woodland family for the past eighty-six years, from 1914 to present day. Located in the heart of Catonsville's African-American community, the property was purchased in 1914 by Charles C. Woodland, who played a significant role in the African-American community in Catonsville and helped found the Catonsville Cooperative Corporation.

The main block of the two-and-a-half story wood frame dwelling is three bays wide and one bay deep with a 1929 two-story shed roof addition. Set on a random rubble stone foundation, the house was originally clad in wood German siding that was affixed with square-head, machine-cut nails. During the 1970s, the house was reclad in vinyl siding and the one-story, three-bay wide porch was rebuilt. Two interior end brick chimneys with corbeled caps rise from asphalt shingle roof. Returns and a boxed cornice adorn the side gable roof. The result of alterations, the house is a vernacular derivative of the Colonial Revival style. To the rear or west of the house, there is a small, circular well that is contemporary to the house. Infilled in 1994, the circular well has a low stone wall constructed of random rubble stone.

Inventory No. BA-2913

## 1. Name of Property

historic Charles C. Woodland House

other

## 2. Location

street and number 77 Winters Lane not for publication

city, town Baltimore - vicinity

county Baltimore

**3. Owner of Property** (give names and mailing addresses of all owners)

|      |                   |
|------|-------------------|
| name | Lucille C. Cephas |
|------|-------------------|

|                   |                      |           |              |
|-------------------|----------------------|-----------|--------------|
| street and number | 3314 Dorchester Road | telephone | 410.788.4123 |
|-------------------|----------------------|-----------|--------------|

|            |           |       |          |          |       |
|------------|-----------|-------|----------|----------|-------|
| city, town | Baltimore | state | Maryland | zip code | 21215 |
|------------|-----------|-------|----------|----------|-------|

#### 4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse tax map and parcel m: 101, p: 2018

|            |         |       |      |           |
|------------|---------|-------|------|-----------|
| city, town | Towson, | liber | 7683 | folio 778 |
|------------|---------|-------|------|-----------|

## 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District  
☐ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☐ Determined Ineligible for the National Register/Maryland Register  
☐ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report at MHT  
☐ Other: \_\_\_\_\_

## 6. Classification

| Category             | Ownership        | Current Function  |                       | Resource Count   |                 |
|----------------------|------------------|-------------------|-----------------------|--|-----------------|
| ___district          | ___public        | ___agriculture    | ___landscape          | Contributing   | Noncontributing |
| <u>X</u> building(s) | <u>X</u> private | ___commerce/trade | ___recreation/culture | <u>1</u>   | ___ buildings   |
| ___structure         | ___both          | ___defense        | ___religion           | ___  | ___ sites       |
| ___site              |                  | <u>X</u> domestic | ___social             | <u>1</u>   | ___ structures  |
| ___object            |                  | ___education      | ___transportation     | ___  | ___ objects     |
|                      |                  | ___funerary       | ___work in progress   | <u>2</u>   | <u>0</u> Total  |
|                      |                  | ___government     | ___unknown            |  |                 |
|                      |                  | ___health care    | ___vacant/not in use  |  |                 |
|                      |                  | ___industry       | ___other:             |  |                 |
|                      |                  |                   |                       | <b>Number of Contributing Resources previously listed in the Inventory</b> |                 |
|                      |                  |                   |                       | 0  |                 |

## 7. Description

Inventory No. BA-2913

### Condition

|  |                                       |
|--|---------------------------------------|
| <input type="checkbox"/> excellent       | <input type="checkbox"/> deteriorated |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins        |
| <input type="checkbox"/> fair            | <input type="checkbox"/> altered      |

Prepare both a one-paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The property at 77 Winters Lane in Catonsville, Baltimore County, was improved circa 1874 by a two-and-a-half story wood frame dwelling. The main block is three bays wide and one bay deep with a 1929 two-story shed roof addition. Set on a random rubble stone foundation, the house was originally clad in wood German siding that was affixed with square-head, machine-cut nails. During the 1970s, the house was reclad in vinyl siding and the one-story, three-bay wide porch was rebuilt. Two interior end brick chimneys with corbeled caps rise from asphalt shingle roof. Returns and a boxed cornice adorn the side gable roof. The result of alterations, the house is a vernacular derivative of the Colonial Revival style.

### SITE DESCRIPTION

The deep, narrow lot is located along Winters Lane, with the house at the forefront of the tract. There is a slight slope at the front of the lot that extends down to the recently installed sidewalk. A paved, asphalt driveway lies to the north of the dwelling and to the rear of the house there are several mature trees. To the rear or west of the house, there is a small, circular well that is contemporary to the house. Infilled in 1994, the circular well has a low stone wall constructed of random rubble stone.

### EXTERIOR DESCRIPTION

A three bay wide front porch that is supported by metal posts dominates the façade or east elevation on Winters Lane. The shed roof porch was rebuilt during the mid-1970s, resulting in the removal of the original square wood post supports. There is a centered, wood paneled single-leaf entry topped by a two-light transom and flanked by 1/1 vinyl replacement windows. The second story is asymmetrically fenestrated with a paired 1/1 replacement window and a single 1/1 replacement window. All of the windows have wide, square edged surrounds, wood sills, and louvered shutters.

There is a shed roof porch with a concrete block foundation on the north elevation. Like the front porch, it has metal post supports. It has been partially enclosed with vinyl siding and a 1/1 vinyl, horizontal sash window, providing an enclosed area for a bathroom and the interior steps to the basement. Beneath the porch, there is a single leaf wood door with two panels and four lights and some evidence of earlier wood weatherboard. The second story contains two 1/1 vinyl windows and there is a triple 1/1 vinyl window at the second floor of the enclosed rear porch. The half story contains its original six-light fixed window. All of the windows have wide, square edged surrounds and wood sills.

The rear or west elevation of the house is obscured by the circa 1929 addition, which is two stories in height. This rear addition has vinyl siding, a standing seam metal shed roof, and a concrete block foundation. The first story of the addition has centrally placed sliding plate glass doors. Flanking the sliding glass doors are square 1/1 vinyl horizontal sash windows. The second story of the porch has a single framed opening that contains paired ten-light casement windows that flank a narrow 1/1 window. The rear elevation of the north side shed

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roof addition contains a small one-light sliding window. A large wood deck wraps around northwest corner of the building.

A 1/1 vinyl window and two 1/1 vinyl horizontal sash windows pierce the first story of the south elevation. The second story has is a single 1/1 vinyl window. The second story of the rear addition contains a triple 1/1 vinyl window. The half story retains its original six-light fixed window.

### INTERIOR DESCRIPTION

The first floor of the house has a central passage and five rooms. The central passage is small and narrow with a straight-flight stair and a five-inch high, square-edged baseboard. Two rooms lead off of the central passage, with beaded door surrounds. The majority of the first floor was renovated in 1974-1975, resulting in the retention of little original material. The walls in the northeast parlor, southwest parlor, and the southwest parlor are clad in 1970s wood paneling. The floors of these rooms are covered with wall-to-wall carpeting. The southeast parlor retains the most original fabric of the first floor rooms. The floors are laid in 4 ½ to 5 ½ inch wood boards and the beaded window trim is 2 ½ inches wide. Both the door casings and the window surrounds are square-edged. The house was originally heated with coal stoves, but the original stove has been replaced with a modern stove. There are also remnants of gas lighting on the first floor. The rear addition, constituting the westernmost room, was originally a sun porch that was constructed circa 1929. Like the other rooms on the first floor, the walls have been clad in 1970s wood paneling and the floors are covered in wall-to-wall carpeting.

There are four bedrooms on the second floor of the house, one of which has been reduced in size to accommodate a bathroom. The rooms have four-panel single-leaf wood doors with beaded surrounds and the original hardware. Like the doors, the windows also have beaded surrounds. The floors are laid in 3 ½ inch wood boards, except for the second floor of the rear addition (sunroom) which is laid with 2 ¼ inch boards. The attic shows no evidence of a ridgeboard and the roof lath has reciprocal saw marks. The crawl space below the house is unfinished, with random rubble stone walls and a dirt floor.

## 8. Significance

Inventory No. BA-2913

| Period  | Areas of Significance                            | Check and justify below                             |   |  |  |
|---|--|---|---|--|--|
| <input type="checkbox"/> 1600-1699            | <input type="checkbox"/> agriculture             | <input type="checkbox"/> economics                  | <input type="checkbox"/> health/medicine        | <input type="checkbox"/> performing arts     |  |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> archeology              | <input type="checkbox"/> education                  | <input type="checkbox"/> industry               | <input type="checkbox"/> philosophy          |  |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> engineering                | <input type="checkbox"/> invention              | <input type="checkbox"/> politics/government |  |
| <input checked="" type="checkbox"/> 1900-1999 | <input type="checkbox"/> art                     | <input type="checkbox"/> entertainment/             | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion            |  |
| <input type="checkbox"/> 2000-                | <input type="checkbox"/> commerce                | <input type="checkbox"/> recreation                 | <input type="checkbox"/> law                    | <input type="checkbox"/> science             |  |
|   | <input type="checkbox"/> communications          | <input checked="" type="checkbox"/> ethnic heritage | <input type="checkbox"/> literature             | <input type="checkbox"/> social history      |  |
|   | <input type="checkbox"/> community planning      | <input type="checkbox"/> exploration/               | <input type="checkbox"/> maritime history       | <input type="checkbox"/> transportation      |  |
|   | <input type="checkbox"/> conservation            | <input type="checkbox"/> settlement                 | <input type="checkbox"/> military               | <input type="checkbox"/> other:              |  |

**Significance dates** ca. 1874-1929 **Architect** Unknown

**Specific dates** ca. 1874, 1914, 1929 **Builder** Unknown

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form – see manual.)

The property at 77 Winters Lane and its associated circa 1874 dwelling have been owned by the Woodland family for the past eighty-six years, from 1914 to present day. Located in the heart of Catonsville's African-American community, the property was purchased in 1914 by Charles Woodland, who played a significant role in the African-American community in Catonsville and helped found the Catonsville Cooperative Corporation.

### History

By the last quarter of the 19<sup>th</sup> century, a considerable African-American community had established itself along Winters Lane in Catonsville. Many African-American residents found employment as laborers and farmhands, and also as cooks, butlers, gardeners, and maids on the large estates in the village. By 1880, 498 African-Americans inhabited Catonsville. In 1910, seventy-five percent of Catonsville's African-American population resided along Winters Lane and immediately adjacent streets. Secondary, smaller concentrations lived on Asylum Lane, currently Wade Avenue, and Taylor Avenue.<sup>1</sup>

As part of the community development, the African Americans organized and constructed numerous community institutions including churches and fraternal organizations. An 1876 tax assessment ledger indicated that there was a "Colored Building Association of Catonsville."<sup>2</sup> According to the Bromley's 1898 *Atlas of Baltimore, Plan of Catonsville*, there were several institutions supporting the Winters Lane community. Stretching north of Frederick Road, Winters Lane contained St. John's Church, currently the Grace African Methodist Episcopal Church, the Colored Methodist Church, a hall, and the colored school, currently the Full Gospel Tabernacle Church. The Catonsville Colored School (circa 1867), located at the intersection of Winters Lane and Edmondson Avenue, continued to serve as the school for the African-American community until a new eight-room schoolhouse was erected in 1923. The 1910 Sanborn Fire Insurance Maps indicate the presence of the Grace A.M.E. Church, the Catonsville School for Negroes, the Morning Star Baptist Church,

<sup>1</sup> Edward Orser and Joseph Arnold, *Catonsville 1880 to 1940 From Village to Suburb*, (Norfolk, VA: The Donning Company, 1989), p. 71.

<sup>2</sup> Neal A. Brooks and Eric G. Rockel, *A History of Baltimore County*, (Towson, MD: Friends of the Towson Library, Inc., 1979), p. 302.



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and the Negro Chapter of the International Order of Odd Fellows, all located along Winters Lane between Frederick Road and Edmondson Avenue.

Due to segregation, the African-American community was forced to become rather self-sufficient, and as a result, many opened businesses along Winters Lane. By the early 1900s, there were three grocery stores in operation, most notably Washington's Grocery Store at the corner of Winters Lane and Edmondson Avenue. The Catonsville Cooperative Corporation originally owned the building. The Catonsville Cooperative Association, incorporated September 1, 1890, was a group of African-American men from the Catonsville community who pooled their resources and money to open various businesses.<sup>3</sup> At the time of its incorporation, Charles C. Woodland served as the president and shares in the organization cost five dollars apiece. Other members included William Washington, Frank Duckett, Thomas Baskerville, Sam Jones, and Robert Williams. In the early 1900s, the organization, "started a highly successful Black entertainment park called Greenwood Electric Park. This park attracted people from all around the Catonsville and Baltimore City area."<sup>4</sup> Although little is known about the Greenwood Electric Park, it was located on Winters Lane, across from the Morning Star Baptist Church. The Catonsville Cooperative Corporation continued to operate until the 1960s. At the time of its demise, there were about 523 shareholders. Charles Woodland was one of the largest shareholders at this time, with 128 shares in the corporation.<sup>5</sup>

The Woodland family is documented as living in the Catonsville community by the end of the 19<sup>th</sup> century. It is known that in 1896 Cobert J. Woodland owned a grocery store with Lee Butler, known as Woodland and Butler.<sup>6</sup> Furthermore, Charles Woodland, a postal carrier, is documented as the president of the Catonsville Cooperative Corporation in 1890. Despite this documentation, deed research indicates that the Woodland family did not own the house at 77 Winters Lane until 1914. The house first appears on historic maps in 1898, being located a few houses to the north of the Grace African Methodist Episcopal Church.<sup>7</sup> However, a more detailed outline of the property does not appear on the Sanborn Fire Insurance Maps until 1910. At this time, there is a two-story shed and another unidentified two-story outbuilding, both to the rear of the primary dwelling. By 1925, the unidentified outbuilding was demolished and the large shed was listed as dilapidated, accounting for its replacement by a garage in 1930. This garage, although still evident on the 1958 maps, is no longer extant.<sup>8</sup>

Chain of Title:

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<sup>3</sup> Louis S. Diggs, *It All Started on Winters Lane*, (Catonsville, MD: Louis S. Diggs, 1995), pp. 95-97.

<sup>4</sup> Diggs, p. 95.

<sup>5</sup> Diggs, p. 95.

<sup>6</sup> *Baltimore City Directory*, (Baltimore, MD: R.L. Polk and Company of Baltimore, Inc., 1896).

<sup>7</sup> Orser and Arnold, p. 22.

<sup>8</sup> Sanborn Fire Insurance Maps, Catonsville, Maryland: 1910, 1919, 1925, 1930 and 1958.

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|                     |   |
|---------------------|---|
| May 13, 1865:       | Sarah and Samuel W. Owens leased to Mary Cure and Sleaker Clarke<br>Land Records of Baltimore County<br>Liber 94 Folio 594  |
| December 27, 1875:  | Mary Cure and Sleaker Clarke to Catonsville Building Association Number 4<br>Land Records of Baltimore County<br>Liber 94 Folio 598   |
| September 28, 1882: | Catonsville Building Association Number 4 of Baltimore, a body corporate of the State of Maryland<br>to Edwin J. Farber<br>Land Records of Baltimore County<br>Liber 131 Folio 81 |
| May 12, 1886:       | Edwin Farber to Lloyd Williams<br>Land Records of Baltimore County<br>Liber 152 Folio 62  |
| May 12, 1886:       | Lloyd B. Williams to Helen Green<br>Land Records of Baltimore County<br>Liber JWS 152 Folio 68  |
| September 29, 1887: | Edwin J. Farber to Allen and Harriet Green<br>Land Records of Baltimore County<br>Liber 164 Folio 532   |
| January 15, 1914:   | Hugh M. Burkett, executor of the estate of Harriet Green, to Colbert J. Woodland<br>Land Records of Baltimore County<br>Liber 421 Folio 578                                       |
| February 16, 1921:  | Charles C. Woodland, executor of the estate of Colbert J. Woodland to Carrie Holland<br>Land Records of Baltimore County<br>Liber 535 Folio 546                                   |

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|                  |   |
|------------------|---|
| March 8, 1921:   | Carrie Holland, Charles E. Holland, Mary Potts and William H. Potts to Charles C. Woodland<br>Land Records of Baltimore County<br>Liber 553 Folio 475                           |
| June 19, 1978:   | Lucille C. Cephas, trustee of the estate of Charles C. Woodland, deceased, to Lucille C. and Charles W. Cephas, Sr.<br>Land Records of Baltimore County<br>Liber 5972 Folio 742 |
| August 25, 1987: | Lucille C. Cephas to Charles W. Cephas, Jr.<br>Land Records of Baltimore County<br>Liber 7683 Folio 778   |



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### HISTORIC CONTEXT:

#### MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

|  |  |
|--|--|
| Geographic Organization:               | Piedmont   |
| Chronological/Developmental Period(s): | Industrial/Urban Dominance (1870-1930)<br>Modern Period (1930-Present)                   |
| Historic Period Theme(s):              | Architecture, Landscape Architecture, and Community Planning<br>Social/Education/Culture |
| Resource Type:                         |  |
| Category:                              | Building   |
| Historic Environment:                  | Village  |
| Historic Function(s) and Use(s):       | DOMESTIC/Single Dwelling   |
| Known Design Source:                   | Unknown  |

## 9. Major Bibliographical References

Inventory No. BA-2913

*Baltimore City Directory*. Baltimore, MD: R.L. Polk and Company of Baltimore, Inc., 1896.

Baltimore County Land and Will Records. Baltimore County Courthouse, Towson, Maryland.

Brooks, Neal A. and Eric G. Rockel. *A History of Baltimore County*. Towson, MD: Friends of the Towson Library, Inc., 1979.

Diggs, Louis S. *It All Started on Winters Lane*. Catonsville, MD: Louis S. Diggs, 1995.

Orser, Edward and Joseph Arnold. *Catonsville 1880 to 1940 From Village to Suburb*. Norfolk, VA: The Donning Company, 1989.

Sanborn Fire Insurance Maps. Catonsville, Maryland: 1910, 1919, 1925, 1930 and 1958.

Scharf, J. Thomas. *History of Baltimore City and County from the Earliest Period to the Present Day: including Biographical Sketches of their Representative Men*. Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem Massachusetts.

## 10. Geographical Data

Acreage of project area

Less than one acre

Acreage surveyed

Less than one acre

Quadrangle name

Baltimore West

Quadrangle scale 1:24,000

### Verbal boundary description and justification

The dwelling, known as Woodland house, is located at 77 Winters Lane in Catonsville, Maryland as noted on Tax Map 101, Parcel 2018. The primary dwelling has been associated with this site since the last quarter of the 19<sup>th</sup> century.

## 11. Form Prepared by

name/title

Robin Weidlich, Laura Trieschmann, and Chirstopher V. Novelli, Architectural Historians

organization

EHT Traceries, Inc.

street & number

5420 Western Avenue

city or town

Chevy Chase, Maryland

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust  
DHCD/DHCP  
100 Community Pllace  
Crownsville, MD 21032  
410-514-7600

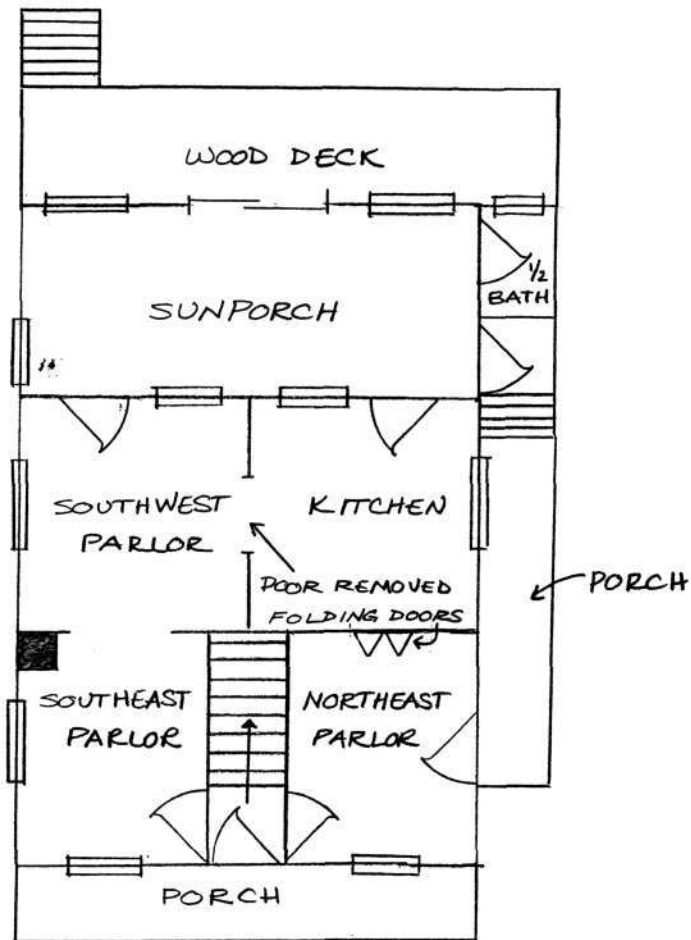
BA-2913

WOODLAND HOUSE  
77 WINTERS LANE  
CATONSVILLE, MARYLAND  
BALTIMORE COUNTY

FIRST FLOOR

NOT DRAWN TO SCALE

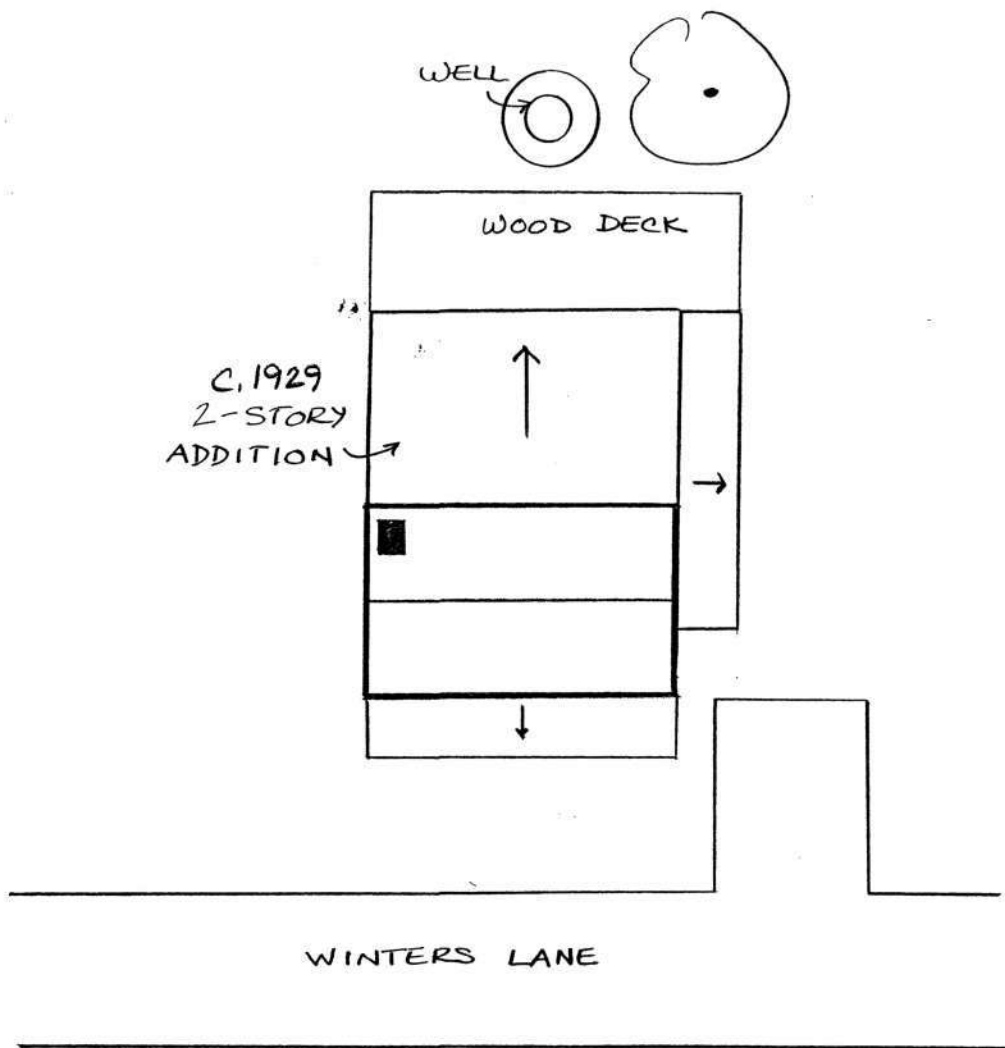
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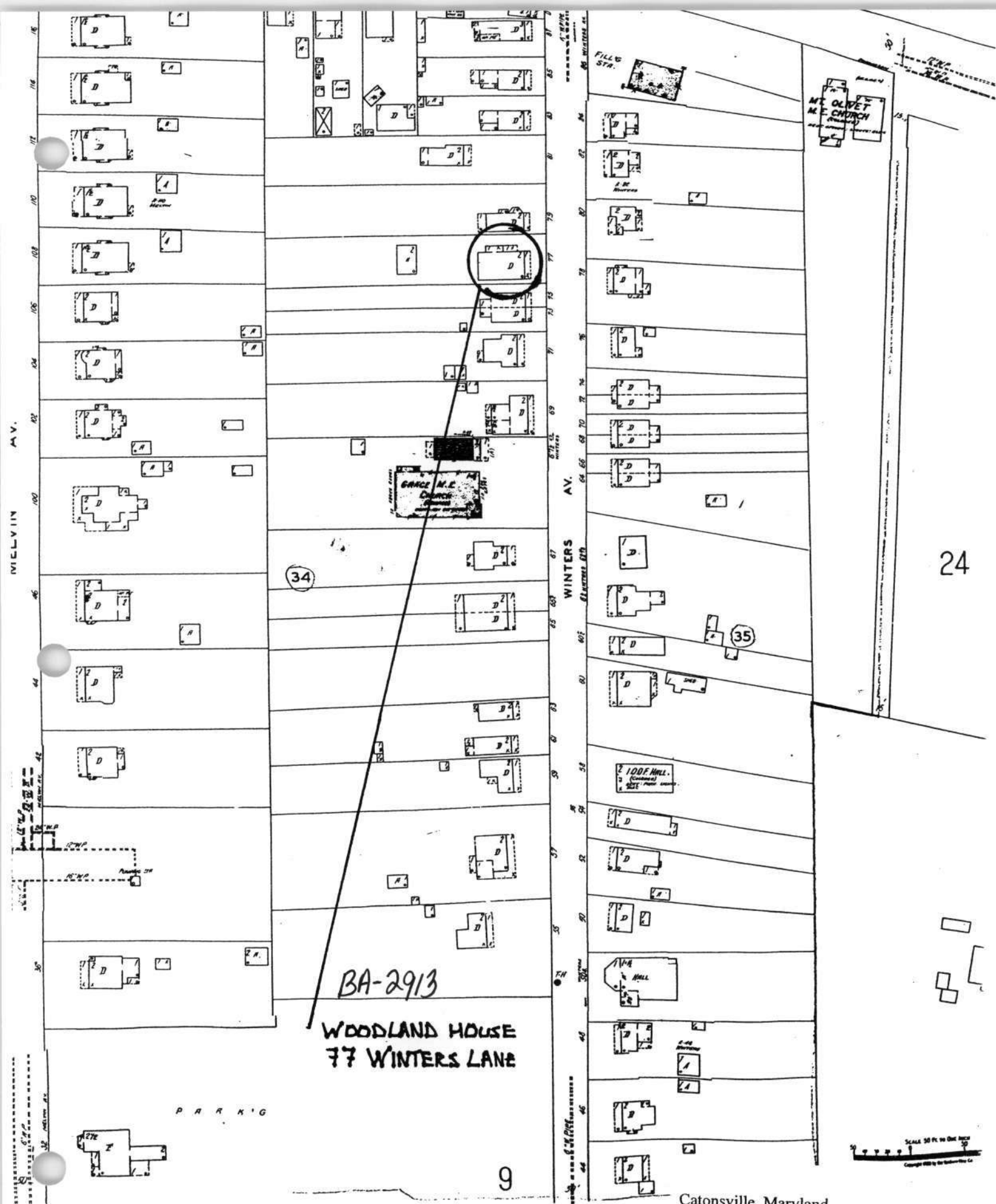


BA 2913

WOODLAND HOUSE  
77 WINTERS LANE.  
CATONSVILLE, MARYLAND  
BALTIMORE COUNTY

NOT DRAWN TO SCALE N →





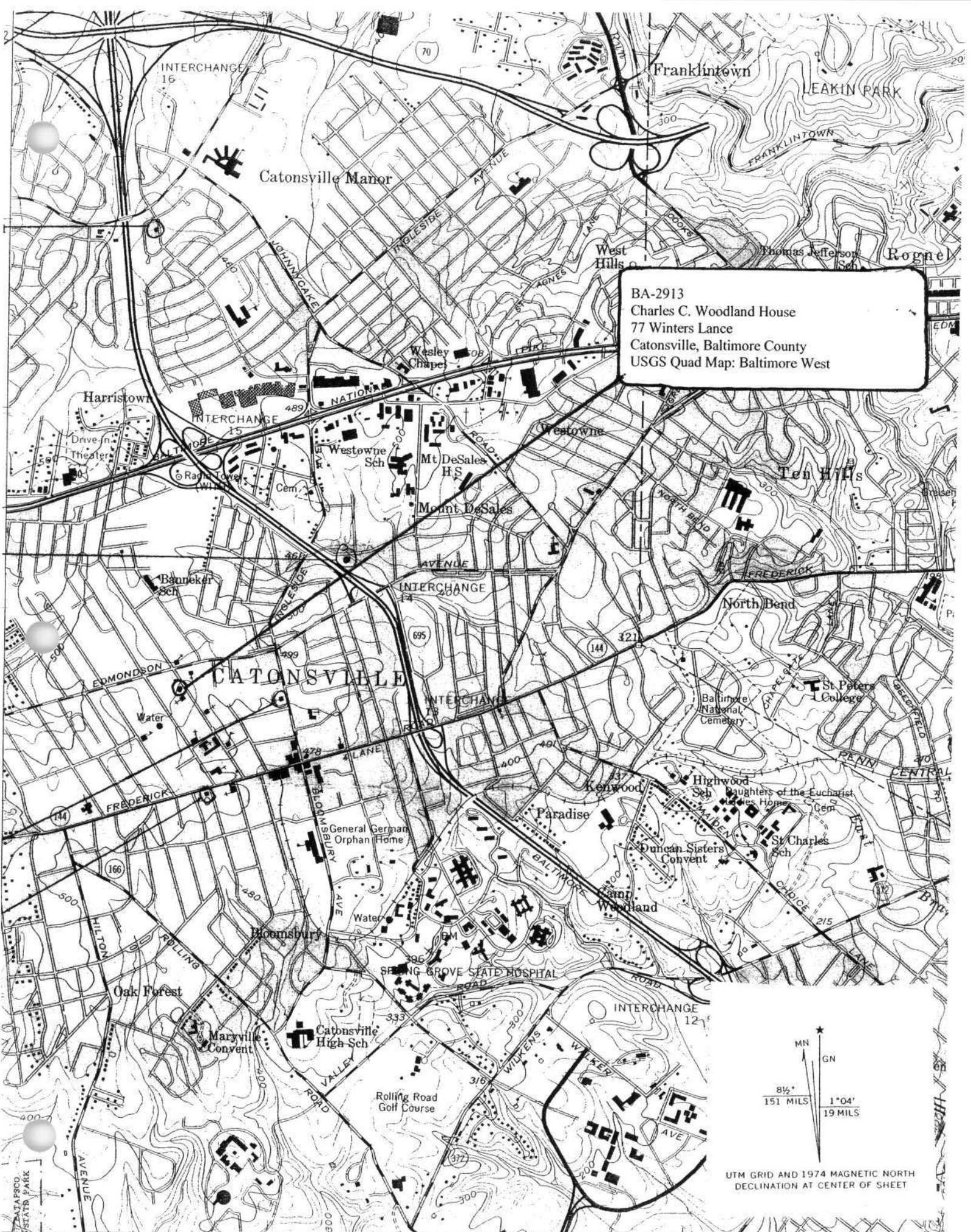
24

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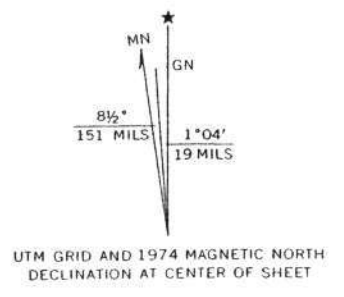
WOODLAND HOUSE  
77 WINTERS LANE

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Catonsville, Maryland  
Baltimore County  
Sanborn Map 1930, Updated 1958



BA-2913  
Charles C. Woodland House  
77 Winters Lance  
Catonsville, Baltimore County  
USGS Quad Map: Baltimore West







BA 2913

Woodland House

77 Winters Lane, Catonsville

Baltimore County

Traceries

1/00

Maryland SHPD

east elevation LOOKING WEST

1 of 7



BA 2913

Woodland House

77 Winters Lane, Catonsville

Baltimore County

Traceries

1/00

Maryland SHPO

north elevation LOOKING SOUTHWEST

2 of 7



BA 2913

Woodland House

77 Winters Lane, Catonsville

Baltimore County

Traceries

1/00

Maryland SHPD

west elevation LOOKING EAST

3 of 7





BA 2913

Woodland House

77 Winters Lane, Catonsville

Baltimore County

Traceries

1/00

Maryland SHPO

south elevation LOOKING NORTH WEST

4 of 7



BA 2913

Woodland House

77 Winters Lane, Catonsville

Baltimore County

Traceries

100

Maryland SHPO

dining room, looking northwest

5 of 7

U



BA 2913

Woodland House

77 Winters Lane, Catonsville

Baltimore County

Traceries

1/00

Maryland SHPD

sun porch, looking northeast

6 of 7





BA 2913

Woodland House

77 Winters Lane, Catonsville

Baltimore County

Traceries

100

Maryland SHPO

basement, looking southeast

7 of 7

